

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		WATER ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:
Owner 1:	LACOURT ENTERPRISES LLC		
Owner 2:			
Owner 3:			
Street 1:	30 COLLEGE AVE		
Street 2:			
Twn/City:	SOMERVILLE		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	02144	Type:	

## PREVIOUS OWNER

Owner 1:	ROWE JUNE E/TRS -		
Owner 2:	WATERPOWER TRUST -		
Street 1:	1 KENSINGTON ROAD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02476		

## NARRATIVE DESCRIPTION

This parcel contains .379 Sq. Ft. of land mainly classified as Office with a Office - C Building built about 1911, having primarily Brick Exterior and 31362 Square Feet, with 7 Units, 0 Bath, 0 3/4 Bath, 8 HalfBaths, 0 Rooms, and 0 Bdrm.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B5	CENTRAL B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

### LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA: 0.37913	Total SF/SM: 16515	Parcel LUC: 340	Office	Prime NB Desc	COMM GD		Total: 1,083,654	Spl Credit		Total: 1,083,700
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
340	16515.000	6,884,000	8,000	1,083,700	7,975,700
Total Card	0.379	6,884,000	8,000	1,083,700	7,975,700
Total Parcel	0.379	6,884,000	8,000	1,083,700	7,975,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		254.31	/Parcel: 254.3

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	340	FV	6,884,000	8000	16,515.	1,083,700	7,975,700		Year end	12/23/2021
2021	340	FV	6,884,000	8000	16,515.	1,065,200	7,957,200		Year End Roll	12/10/2020
2020	340	FV	6,871,500	8000	16,515.	1,046,700	7,926,200	7,926,200	Year End Roll	12/18/2019
2019	340	FV	6,496,900	8400	16,515.	985,100	7,490,400	7,490,400	Year End Roll	1/3/2019
2018	340	FV	6,449,900	8400	16,515.	862,000	7,320,300	7,320,300	Year End Roll	12/20/2017
2017	340	FV	6,449,900	8400	16,515.	677,300	7,135,600	7,135,600	Year End Roll	1/3/2017
2016	340	FV	6,449,900	8400	16,515.	677,300	7,135,600	7,135,600	Year End	1/4/2016
2015	340	FV	2,344,200	8600	16,515.	615,700	2,968,500	2,968,500	Year End Roll	12/11/2014

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/23/2020	419	Inter Fi	30,000	O				
3/26/2018	318	Manual	4,000	C				
1/17/2018	43	Renovate	200,000	O				
4/13/2016	445	Alterati	8,000					PART WALLS FOR CUB
12/7/2010	2368	Manual	10,000					SINK&SHOWER
4/16/2010	327	Siding	24,500					
8/25/2009	755	Re-Roof	20,000					
3/21/2008	265	Renovate	30,000	C		G10	GR FY10	lavatories,kitch s
2/28/2008	163	Renovate	150,000	C		G10	GR FY10	renovation for med
2/22/2008	147	Renovate	3,000	C		G10	GR FY10	

### ACTIVITY INFORMATION

Date	Result	By	Name
10/4/2018	Measured	PH	Patrick H
3/10/2009	Meas/Inspect	197	PATRIOT
5/9/2000	Measured	197	PATRIOT
10/1/1989		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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[illegible]

083,654	Spl Credit		Total:	1,083,700
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Database: AssessPro - ArchiveProArling

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